

**WEST VALLEY CITY  
PLANNING COMMISSION  
MINUTES**

**May 14, 2014**

The meeting was called to order at 4:00 p.m. by Chairman Phil Conder at 3600 Constitution Blvd., West Valley City, Utah

**WEST VALLEY CITY PLANNING COMMISSION MEMBERS**

Harold Woodruff, Brent Fuller, Jack Matheson, Phil Conder, Barbara Thomas, Clover Meaders, and Latai Tupou

**ABSENT**

Terri Mills

**WEST VALLEY CITY PLANNING DIVISION STAFF**

Steve Pastorik, Jody Knapp, Brock Anderson, and Nichole Camac

**AUDIENCE**

Approximately three (3) people were in the audience

## **CONDITIONAL USE APPLICATIONS**

### **C-18-2014**

#### **Prom Plaza II (David Prom)**

#### **1821 West 3600 South**

#### **C-2 Zone (.45 Acres)**

The applicant, David Prom, is requesting a conditional use for a multi-tenant retail building at 1821 West 3600 South. This property is zoned C-2, General Commercial, and the West Valley City General Plan designates this area as General Commercial. The adjacent property to the south is zoned RM and the remaining areas are C-2. The surrounding uses include the Homestead Farms residential development to the south, the east and west sides are vacant land that is yet to be developed and there is retail/commercial to the north.

This site is designated as Lot 4 of the Plaza 3600 Business Park shopping center which was approved by the Planning Commission in November of 1998 (C-26-98). The original 17 lot shopping center anticipated future retail uses on this property. Access to the site is gained off of 3600 South, which is a private road. The original approval specified that each development must be reviewed as a separate conditional use before the Planning Commission since the tenants were not known at the time of the overall approval. This particular site was originally approved for a single tenant grocery store in 2006 (C-9-2006). However, prior to construction a space became available in the existing building just north of this site so Mr. Prom put this project on hold and moved into that completed space. He has owned this property since that time and is now ready to develop it. The building and site design for this application is similar to the original approval however, it is now a multi-tenant space for up to four separate retail tenants.

The landscaping for this site was approved as part of the overall shopping center landscaping concept. This included a minimum of 7 feet of landscaping along the private drive with street trees. Trees were originally planted along 3600 South when the roadway was improved however the trees have since been removed from this portion of the site and will need to be replaced as part of this project. The remaining landscaping on site must meet the 15% minimum area of landscaping as required in the C-2 Zone which includes a 5' strip of landscaping adjacent to the parking perimeter and a 10' wide landscaped area adjacent to the residential property to the north.

The building design must comply with the Commercial Design Ordinance. The building will be constructed of a mixture of split and smooth faced colored concrete block. There will be a stepped parapet wall with a pitched tile roof accent on the north side of the building that faces 3600 South. There will also be canvas awnings above the windows. Since all sides of the building will be visible from the road the applicant has added some detail to the back of the building (west elevation) as well to achieve a 360-degree architectural finish.

The parking for the site has been calculated for retail or office uses (1/250 sqft). Therefore, 20 spaces are required, and 21 have been provided. There would not be sufficient parking for any restaurant type tenants.

Since the property is adjacent to a residential community a 6' masonry screen wall must be constructed along the entire southern boundary. The wall will be constructed of CMU Block to match the building. A similar enclosure will also be constructed around the dumpster located on the site. Any mechanical equipment proposed on site or on the building shall also be properly screened from view per the standards set forth in the West Valley City Code.

A lighting plan must also be submitted and the site must comply with the standards set forth in the West Valley City Code. Any lighting installed adjacent to residential uses shall be installed and/or shielded so it does not negatively impact those adjacent uses.

The applicant has indicated that only wall signage will be proposed for this site. All signage shall comply with the West Valley City Sign Ordinance, to include no more than 15% signage on the front building face, and 5% on the remaining sides, and no more than 50% of the window area shall be covered in signs. A building permit must be issued for all signage. Ground signage has not been proposed at this time.

**Staff Alternatives:**

**Approval** of the conditional use for the retail market on lot 4 of the Plaza 3600 Business Park shopping center subject to compliance with all of the City's zoning ordinances and the following:

1. The landscaping must be completed per the approved site plan and in accordance with applicable standards in the West Valley City Municipal Code including but not limited to a minimum 7' wide landscaped area along 3600 West with three trees per C-26-98.
2. The building must be designed in accordance with the Commercial Design Standards.
3. There must be adequate parking on site for the proposed tenant mix.
4. A 6' concrete or masonry wall shall be installed along all residential zone boundaries.
5. The dumpster location shall be at least 20' from any residential boundary and completely secured with a 6' masonry enclosure.
6. All mechanical equipment on site must be properly screened.
7. All lighting shall be designed per Title 7 and not negatively impact adjacent residential uses.
8. All signage must comply with the West Valley City Sign Ordinance.
9. Must meet requirements of all affected departments and agencies.
10. Subject to review upon valid complaint.

**Continuance** for reasons determined in the meeting.

**Applicant:**

Fred Cox  
4466 Early Duke Street

**Discussion:** Jody Knapp presented the application. Phil Conder asked what the open "stub" connection to the neighboring property is for. Jody replied that cross access agreements between neighboring properties were encouraged but as far as she can tell were never required. She indicated this "stub" will likely be removed. Jack Matheson stated that if this were removed parking could be shifted and the dumpster could be more conveniently located as well. Latai Tupou asked if the landscaping will extend further if the "stub" is removed. Jody replied yes.

Barbara Thomas asked where deliveries will take place. Fred Cox, representing the applicant, stated that there will be no deliveries of large products. He indicated that trucks will park in the street, across the street at the grocery parking lot, or in the parking lot. Mr. Cox stated that deliveries will typically be done on pallets and there will be no need for large docks. He indicated that trucks are small and will have no problem maneuvering. Mr. Cox stated that he plans to remove the “stub” to the neighboring property since it is not required and will move the dumpster as well. Commissioner Thomas asked what the hours would be for the retail shops. Mr. Cox replied 8 am to 7 pm. He indicated the grocery store across the street (also owned by the applicant) is open from 9 am to 8 pm.

**Motion:** Commissioner Thomas moved for approval subject to the 10 items listed by staff and adding condition 11 to state that the stub indicated on the plan shall be removed and the dumpster will be shifted further from the building.

Commissioner Tupou seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	Yes
Commissioner Meaders	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Unanimous-C-18-2014- Approved**

**C-19-2014**

**Sage Gate Apartments Signs  
2606 S Anna Caroline Drive  
RM Zone (13.25 Acres)**

The applicant, Stacy Baker with Impact Signs, is requesting a conditional use for two monument signs and a pole sign at the Sage Gate Apartments. The monument signs are being processed as a conditional use because they do not have the required masonry base. Pole signs always need conditional use approval. The zoning for the area is RM, Residential Multifamily. The surrounding zones are General Commercial, Neighborhood Commercial, Manufacturing, and Agriculture. Adjacent uses include a supermarket, retail space, dental office, residential, and undeveloped land.

Section 6, of Exhibit B, from the project’s development agreement states that entrance features will be provided at the main entrance to the project. During the February 13, 2013 Planning Commission Public Hearing for the apartment complex the applicant noted that there would be an entry feature sign. Impact Signs is proposing to construct two monument signs and a pole sign at the main entrance for the complex.

The pole sign is to be located in the middle of a landscaped turn-around area west of the main entrance. The proposed sign meets all of the size regulations for pole signs in Title 11. The pole covers will be stone, with concrete covered finish caps. The sign face will be aluminum with a rust patina finish.

Two monument signs are proposed near the main entrance for the complex on Anna Caroline Drive. Title 11 allows one monument sign per 200 feet of frontage. This parcel has over 900 feet of frontage. The sign ordinance also requires that monument signs have a one foot minimum masonry base. However, there is a provision that allows the Planning Commission, through the conditional use process,

to approve monument signs that have exposed poles up to one third of the height of the sign. The ordinance states that the exposed poles must be architecturally compatible with the building in color, material and design.

During the Planning Commission Study Session it was suggested by some commissioners that the poles on the monument sign should be covered with stone to match the pole sign. Staff agrees and has included this as a condition of approval.

**Staff Alternatives:**

**Approval**, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The pole sign shall be constructed per the approved sign plan.
2. The monument signs shall be constructed per the approved sign plan, however the poles shall be covered with stone and include caps to match the pole sign.
3. All requirements set forth in Title 11 of the West Valley City Municipal Code shall be met.
4. A building permit must be issued for the signs.

**Continuance**, for reasons determined at the hearing or to allow time for the applicant to submit an alternative sign design.

**Applicant:**

Stacy Baker  
2236 S 3270 W

**Discussion:** Brock Anderson presented the application. Stacy Baker, the applicant, stated that the monument signs would meet the ordinance with the exception of the rock base. She indicated that they are asking to waive this requirement since the bottom foot of the sign will be covered by landscaping. Phil Conder stated that he feels all three signs should include rock to match the buildings and to be consistent with one another. Ms. Baker stated that adding rock to the monument signs would make them bulky. She indicated that the goal is to keep the signs rustic in appearance. Commissioner Thomas asked if all three signs have the metal plate. Ms. Baker replied yes and stated that the smaller monument signs tie in with other internal features of the site even if they don't include the rock. She added that the same metal will be used on all three signs to tie them together that way. Harold Woodruff stated that he likes the stone on the pillars. Ms. Baker stated that if rock is added to the pillars it will change the entire design of the signs. She indicated that she would rather add the rock base instead. Commissioner Woodruff asked if the posts had to be the dark bronze color or if a lighter color could be used that blends with the buildings a little better. Ms. Baker replied that the color is the rustic feel they want and added that it appears darker on paper than it does in person. Commissioner Matheson stated that he likes the design the way it is. Commissioner Thomas stated that she feels all three signs should look the same. Chairman Conder agreed. Ms. Baker stated that the larger sign is an indicator of where the leasing office is so they wanted to differentiate that sign a little.

**Motion:** Commissioner Matheson moved for approval subject to the 4 staff conditions modifying condition #2 to state: The monument signs shall be constructed per the approved sign plan and shall include a rock base to conform with the ordinance.

No one seconded the motion.

**Motion:** Commissioner Fuller moved for approval subject to the 4 staff conditions.

Commissioner Woodruff seconded the motion.

**Roll call vote:**

Commissioner Fuller	Yes
Commissioner Matheson	No
Commissioner Meaders	Yes
Commissioner Thomas	Yes
Commissioner Tupou	Yes
Commissioner Woodruff	Yes
Chairman Conder	Yes

**Majority-C-19-2014- Approved**

**PLANNING COMMISSION BUSINESS**

Approval of Minutes from April 9, 2014 (Regular Meeting) **Approved**

Approval of Minutes from April 23, 2014 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 4:28 p.m.

Respectfully submitted,

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Nichole Camac, Administrative Assistant